

## Board of Directors Meeting ~ MINUTES December 14th, 2016      **APPROVED**

The regular meeting of the **Englewood Isles Property Owners Association Board of Directors** was called to order by the President on December 14th, 2016 at 6 P.M. at Elsie Quirk Library, quorum present.

**Board Officers present:** President William Rowell, Vice President Richard Gunthert, Treasurer William Callahan, Secretary Jeanne Fullilove

**Board Members Present:** Ann Marie Donatini, George Gdowski, Stan Gdowski, Meredith Herrington

**New Business:** President B. Rowell began the meeting requesting the approval of the November 9th, 2016 board meeting minutes. No changes were made. Minutes were approved, seconded and passed.

**Treasurer's Report:** Treasurer B. Callahan discussed the proposed Profit & Loss Budget Review for 2017. Treasurer explained why the association is in the red and why it's important that neighbors come to the January 2017 meeting to vote on the proposed increases to the 2017 budget. A letter is being sent out to all homeowners at the end of December explaining the need to increase the HOA dues from \$75 to \$100 annually. Motion to approve the budget was made, seconded and passed.

**2017 Parkway Association Budget:** Much discussion on the discrepancies between the new proposed Parkway Budget and the actual cost of expenses/repairs made during the past year. Vice President D. Gunthert said there was too much fat in the current budget and felt our association units 4, 5 & 6 should withhold our dues to the Parkway Committee until the committee trims their budget.

President Bill Rowell wanted to know why the Parkway Committee has a CAM (*Community Association Manager*) and emphasized the need for our 4, 5 & 6 association to have a stronger representation on the Parkway Board.

Treasurer B. Callahan said we all want a nice looking parkway, but we also need more willing volunteers to participate on various committees to monitor the projects and expenses.

People attending the meeting complained that currently there is no transparency between the Parkway Committee Board and the residents of Englewood Isles.

Attendee Henry Wielgosz, President of Englewood Isles units 1 & 2, explained why his association has not paid their full dues to the Parkway Committee for the past 2 years. They will resume paying their \$59 per house, but felt the parkway needs to restore their voting rights at the same time.

Board Member M. Herrington, who has attended many of the parkway committee meetings, did not feel that money in their budget was being wasted. She explained why there is a need for some extra padding. The committee is trying to restore the coffers due to past costly repairs. President B. Rowell feels that all the neighborhood boards should get together as a unified group and discuss their issues/problems with the Parkway Committee.

President B. Rowell expressed the need to have more transparency with all Englewood Isle residents, so that we all understand where money is being spent, communication being the key.

**Property Maintenance Committee:** M. Herrington discussed the proposed "simplified" rules on the new postcard that was approved at the last board meeting.

There was also discussion about sending out a postcard requesting as many property owners' email addresses as possible so that we can alert them via email on association issues besides putting information on our website.

**Social Committee:** Annual holiday Christmas Party at Boca Royale was excellent this year—great food, entertainment, very successful! Neighbor Paul Fiducia has graciously volunteered to take over the organization of the Christmas Party next year and requested more information.

**Architectural Board:** Board member G. Gdowski reported on the details of a new house that will be built on the corner of Stonestrow and Gladstone.

**Miscellaneous:** President B. Rowell discussed the need to consolidate important association files instead of having information spread over different personal files and private computers. Vice President D. Gunthert suggested putting all information in "The Cloud." Then if information is needed for legal purposes, all paperwork is in one location.

Discussion on the need to recruit new board members for the coming year. All interested residents should email their names for consideration. Please give your name to President Bill Rowell.

**Motion to adjourn:** seconded and passed unanimously.  
Adjourned at 7:25 P.M.

Jeanne Fullilove  
Secretary